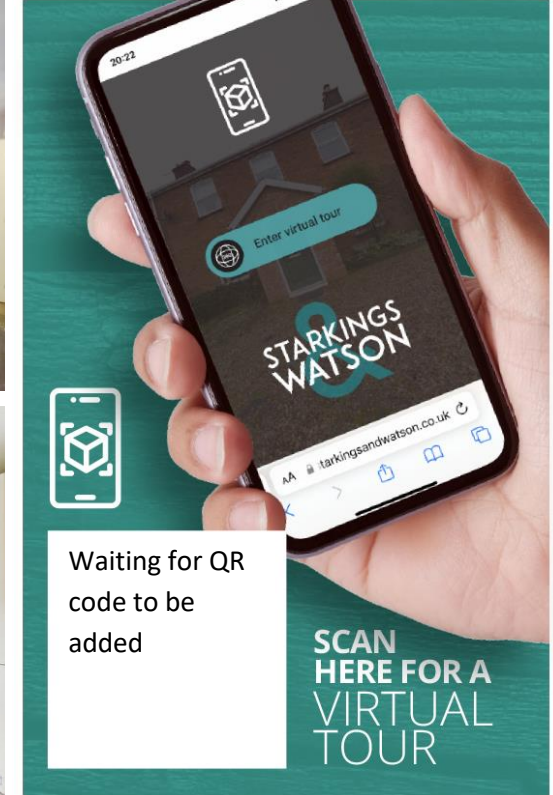


FRAMINGHAM CRESCENT Poringland, Norwich NR14 7TT

Energy Efficiency Rating : A

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



Waiting for QR
code to be
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- Walking Distance to School & Transport
- Modern Semi-Detached Home
- Garage & Tandem Driveway
- Entrance & Hall Cloakroom
- Sitting Room with Storage
- Kitchen/Dining Room with Appliances
- Three Bedrooms
- Non-Overlooked Garden

IN SUMMARY

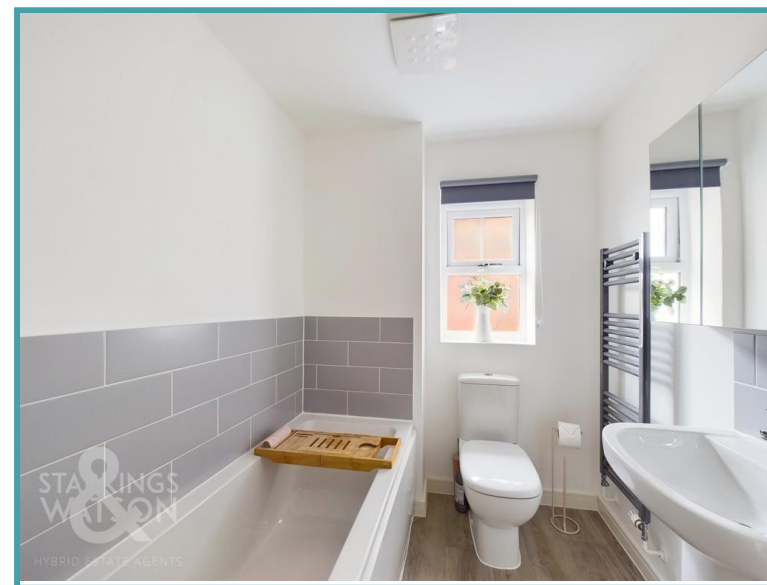
Built in 2016, this IMMACULATE semi-detached home offers an amazing plot with PRIVATE LANDSCAPED GARDENS boasting a green outlook and NON-OVERLOOKED REAR ASPECT, private DRIVEWAY for several vehicles, and an OVER SIZED GARAGE. Finished to an exceptional standard, the property offers uPVC DOUBLE GLAZING and gas fired central heating, with the ground floor accommodation comprising a HALL ENTRANCE, cloakroom, spacious sitting room with storage cupboard and AMTICO FLOORING, inner hall, and OPEN PLAN KITCHEN/DINING ROOM with CORIAN WORK SURFACES and FRENCH DOORS to the rear garden. To the upstairs, stairs lead to a spacious landing with further storage, and THREE BEDROOMS including two with BUILT-IN WARDROBES, the main bedroom with EN SUITE SHOWER ROOM and further family bathroom. An ideal family home given the spacious dimensions, the property is presented in move-in condition.

SETTING THE SCENE

With a contemporary feel, the low maintenance frontage is laid to gravel, with a hard standing pathway leading to the front door. The tandem driveway is adjacent where you find access to the garage and gated rear garden.

THE GRAND TOUR

Heading through the composite entrance door, a tiled hall entrance can be found, with a door to the sitting room and cloakroom. The cloakroom offers a modern white two piece suite, with the tiled flooring continuing. Tiled splash backs and a monobloc tap can be found on top of the sink. The sitting room is bay fronted and finished with wood effect Amtico flooring. Bespoke window shutters are installed, along with a useful under-stairs storage cupboard. An inner hallway provides access to the first floor, also finished with Amtico flooring, with a door to the kitchen/dining room. Running across the width of the property, the kitchen is the perfect size for a table, whilst French doors open to the rear garden. Tiled flooring runs through the room, whilst a range of high gloss wall and base level units can be found formed in a u-shape design, with Corian work surfaces. Integrated appliances include a fridge freezer, dishwasher and washing machine. With a window to rear to enjoy the non-overlooked garden, the central heating boiler is tucked away in one corner. Upstairs the landing is carpeted and finished with a built-in airing cupboard, with doors to the three bedrooms and bathroom. To the front, the third bedroom is carpeted, whilst the second is carpeted and includes a



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built-in wardrobe. The family bathroom sits in the middle with a window to side and a heated towel rail, whilst contemporary tiled splashbacks complete the white three piece suite. The principal bedroom is finished in a similar style with fitted carpet and a mirrored wardrobe, whilst a door leads to the en suite shower room - finished in a matching style to the bathroom, with tiled splash backs and a heated towel rail.

THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped to make use of its space and non-overlooked aspect. Finished with a central lawn, planted borders can be found to both sides, with a patio seating area and substantial raised decking. Enclosed with timber panelled fencing and brick walling, a gate leads to the side drive. The garage is finished with an up and over door to front, power and lighting.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Poringland. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7TT

What3Words : ///secures.stormed.printouts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

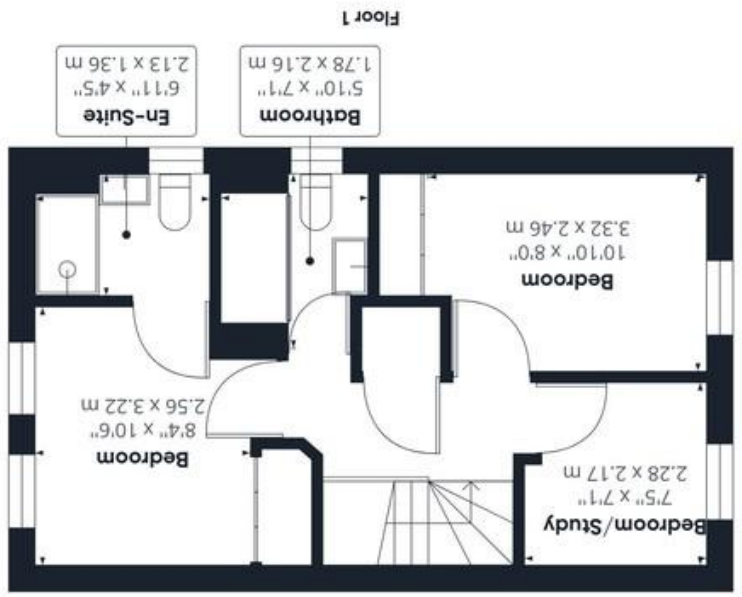
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 777.95 ft²
 72.27 m²

Reduced headroom
 12.17 ft²
 1.13 m²